

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, JANUARY 9, 2025 (6PMish)

Via Zoom & Goleta Valley Community Center #6

<https://us06web.zoom.us/j/84105973675?pwd=KapCXOXt1qTsbHZMFjQXhUuRZPNAIJ.1>

Meeting ID: 841 0597 3675 / Passcode: 3Sg34u / 1 669 900 6833

Hit *6 to unmute

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM / Appt Inspector of Elections

****Elect Officers****

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

3. APPROVAL OF PRIOR MEETING MINUTES (12/12/24, 12/16/24, 12/20/24, 12/23/24)

a. Regular Session.

b. Executive Session Summary (New management)

4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report. See attached Financial Summary & Balance Sheet
Operating Expenses are about 17+% below budget thru end of last month on cash basis
Paid from reserves: Crane's tree (\$15K), Envirosaping (\$4,660 sidewalk), #351 (\$3,750 resurfacing decks), Beachside (\$24,791 new gas lines at 7630)
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Assoc's budget or otherwise approved by the Board.
2024 payroll expenses: Pool monitor: (2024 total \$8,310.96); Caretaker: (2024 total \$8,184.40); Scribe: (2024 total \$12,104.05)
Need to transfer from reserve:
- b. Landscape recommendations & proposals: tree work;
- c. Committees (Grounds, EV Solar, Architectural, Website, etc.)
- d. Caretaker or pool report
- e. Vendor evaluations

PRIORITY ITEMS NEED TO BE DISCUSSED / RESOLVED:

Old Business: 5 #a, b, c, d, e,

New Business: 6 #a, b, c, d

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. Updating the governing documents: Draft #3 received from atty
- b. 7626 - ins. claim: Rec'd \$457,742.38; Submitted on 10/17/24 for retainer / depreciation and supplemental disbursement from carrier;
- c. Storage room at 7610: remediation & repair needed
- d. Repairs: roof; dryrot; painting; gutter cleaning
- e. Approval and/or ratification of proposals & invoices (if any);
- f. Ins claim re: former owner #264 (Jauchen)
- g. Gas lines identification projects – installing tags on each line (Jim Dewey);
- h. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- i. Consolidated Overhead upgrades to gates, gym & pool access control

- j. Pool facilities & sauna; other related issues; handicap seating;
- k. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- l. EV charging stations
- m. Inspection of elevated walkways & balconies – by Focused Group
- n. Fire safety – quote for radios / walkie-talkie; Air table.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Patio furniture for smoking areas
- b. Statement of Information
- c. Towing vehicles
- d. Central BBQ area
- e. Replacement of stair treads & brackets
- f. Rekeying common doors
- g. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member);

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 2/13/25 @ 6PM @ Meeting Room & via Zoom) egagenda.doc 1/6/25

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